



**105 Windstone Mews SW
Airdrie, Alberta**

MLS # A2288287



\$408,888

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,418 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	0.02 Acre		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-BTB
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	NA		

The main level offers a bright, open-concept layout with durable laminate flooring, a spacious living room filled with natural light, and a dining area that leads directly to your private balcony. The kitchen has granite countertops, a breakfast island with storage, tiled backsplash, stainless steel appliances, and rich dark chocolate cabinetry. A convenient 2 piece powder room and main floor laundry complete this level. Upstairs, the primary bedroom includes a walk in closet and private 3 piece ensuite. The second bedroom offers a built in office nook, ideal for working from home or homework time, along with access to the 4 piece main bath and additional linen storage. The lower level welcomes you with a front foyer and versatile flex space that has previously been used as a home hair studio, kids’ gaming area, home gym, office, or creative studio — the possibilities are endless. Outside, enjoy a charming front porch, private balcony, landscaped yard, and concrete driveway. The attached insulated garage is extended in length, providing extra room for your car or full sized truck PLUS an area for storage (freezer, bikes, or workbench space), all while allowing you to park comfortably without worrying about door dings. Located close to walking paths, parks, schools, playgrounds, and shopping...this home offers convenience, space, and freedom from condo fees all in one.